

Return to Use Initiative

2006 Demonstration Project

Taylor Road Landfill: Seffner, Florida

THE SITE: Hillsborough County owned and operated the 42-acre Taylor Road Landfill as a municipal landfill from 1976 to 1980. Two additional landfills are adjacent to the Taylor Road Landfill. In 1979, EPA discovered volatile organic compounds and metals in site monitoring wells and numerous private wells drilled into the Floridan Aquifer, which provides drinking water to much of the greater Tampa area. Hillsborough County closed all three landfills in 1983 and began a 30-year maintenance and monitoring program. Contamination in the area of the landfills has significantly abated since that time. In 1995, EPA selected a final remedy to address the ground water contamination: monitoring ground water to document attenuation, creating a buffer zone around the landfills by supplying additional residents with municipal water, and planning for active ground water remediation in the future if needed. This work was completed in 1999.

THE OPPORTUNITY: The site currently contains a residential Community Collection Center (CCC), a Household Chemical/Electronics Collection Center (HHCCC), a Site Maintenance Facility, and an Environmental Field Office. A portion of the landfill is complex is currently being utilized by a model airplane club with a paved runway and covered working areas. Hillsborough County is considering reuse of the site for municipal purposes. The future solid waste uses of the property include an improved CCC and Environmental Field Office (currently in the permitting process phase), a yard waste processing facility, a disaster debris management area, and other processing operations for waste separation and recycling. These currently planned and potential future uses of the property make it essential to meeting the ongoing and future solid waste needs of Hillsborough County.

THE BARRIERS: Regardless of the future use, some Hillsborough County residents have expressed concern that reusing the site is unsafe. The other two landfills in the complex are managed by the state, so reuse at the site must be coordinated with the Florida Department of Environmental Protection to ensure that remedies at these sites are protected. Any reuse option must be compatible with the remedy and the proposed reuse must include considerations for managing landfill leachate and gas.



Barriers:

Superfund site stigma and liability concerns; uncertainty about whether some future use options are available under the remedy; need to coordinate with numerous stakeholders at once

Solution:

Ongoing dialogue about the site between EPA and stakeholders; offer of Superfund Redevelopment tools



Before:

Cleaned up landfill with some current recreational use and ongoing ground water monitoring

After:

Currently, municipal collection centers, an Environmental Field Office, and other areas for waste separation and recycling; other possible future uses TBD



Soil stored on the east side of the landfill complex; model airplane field visible behind



Household Chemical & Electronics Collection Center located at the Hillsborough Heights /Taylor Road Landfill Complex



Commercial center adjacent to landfill complex; landfill area visible behind

THE SOLUTION: The site's EPA remedial project manager and the EPA Region 4 Superfund Redevelopment Coordinator have discussed reuse ideas with Hillsborough County and potential developers. EPA's goal is to facilitate the removal of barriers to reuse. EPA will not promote one use over another. Thus far, EPA has been able to answer questions about liability issues and the compatibility of reuse with the remedy. EPA has also proposed a number of Superfund Redevelopment tools that address concerns about safety and health hazards. A portion of the landfill complex is currently being used by a local model airplane club. The County will work with the aeromodelers to ensure that the flying field is not negatively impacted by the future uses.

THE SITE NOW: If the County decides not to use the landfill for municipal purposes, the County will determine future site uses or development according to the County's public bidding process. EPA will continue to work with Hillsborough County and any other stakeholders to remove obstacles to reuse at the site. A number of Superfund Redevelopment tools may be appropriate to assist the County, such as a Ready for Reuse Determination, comfort letter, prospective purchaser support, or enhanced stakeholder involvement support.

FOR MORE INFORMATION, CONTACT: Bill Denman, Region 4 Superfund Redevelopment Coordinator, at (404) 562-8939 or denman.bill@epa.gov or Erik Spalvins, remedial project manager for the site, at (404) 562-8938 or spalvins.erik@epa.gov.